103.0	0001	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,245,300 / 1,245,300
					USE VALUE:	1,245,300 / 1,245,300
					ASSESSED:	1,245,300 / 1,245,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSE PATRICK J/CHRISTINE K
Owner 2:	
Owner 3:	
Street 1:	54 WINDMILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KEANE FRANCIS D -
Owner 2:	KEANE DENISE M -
Street 1:	54 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1962, having primarily Wood Shingle Exterior and 4385 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13000.000	659,500	18,800	567,000	1,245,300
Total Card	0.298	659,500	18,800	567,000	1,245,300
Total Parcel	0.298	659,500	18,800	567,000	1,245,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 283.98 | /Parcel: 283.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 66378
GIS Ref:
GIS Ref:
Insp Date: 09/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	659,500	18800	13,000.	567,000	1,245,300	1,245,300	Year End Roll	12/18/2019
2019	101	FV	484,100	19100	13,000.	567,000	1,070,200	1,070,200	Year End Roll	1/3/2019
2018	101	FV	440,000	18000	13,000.	486,000	944,000	944,000	Year End Roll	12/20/2017
2017	101	FV	440,000	18000	13,000.	453,600	911,600	911,600	Year End Roll	1/3/2017
2016	101	FV	440,000	18000	13,000.	388,800	846,800	846,800	Year End	1/4/2016
2015	101	FV	422,900	18200	13,000.	348,300	789,400	789,400	Year End Roll	12/11/2014
2014	101	FV	422,900	18200	13,000.	322,400	763,500	763,500	Year End Roll	12/16/2013
2013	101	FV	422,900	18200	13,000.	307,400	748,500	748,500		12/13/2012

!8214!

PRINT

Date	Time
12/10/20	22:47:33

LAST REV

Date	Time
08/10/20	10:19:00

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8214

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEANE FRANCIS D	43663-548		9/3/2004		574,500	No	No		
STAPLES FRANK	29863-367		3/1/1999		325,000	No	No		N

USER DEFINED

Prior Id # 1:	66378
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2020	475	Redo Kit	25,000	C				
5/2/2011	365	Addition	61,000					ADD 2ND LEVEL W/FB
4/18/2007	250	Addition	30,000			G8	GR FY08	MASTER STE ovr exs
1/11/2006	21	Manual	15,000			G7	GR FY07	CONSTRUCT RETAININ
4/12/2005	304	Manual	6,800					RETAINING WALL
2/25/2005	167	Ingr. Po	20,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Info At Door	BS	Barbara S
6/16/2011	Info Fm Prmt	BR	B Rossignol
6/1/2009	Measured	189	PATRIOT
9/23/2005	MLS	BR	B Rossignol
1/16/2005	MLS	MM	Mary M
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13000		Sq. Ft.	Site		0	70.	0.62	4									567,003						567,000	

Total AC/HA: 0.29844 | Total SF/SM: 13000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 567,003 | Spl Credit | Total: 567,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94037604
Const Adj.:	0.99989998
Adj $ / SQ:	117.535
Other Features:	115537
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691344
Depreciation:	31802
Depreciated Total:	659542

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	6	
Totals			
1	12	6	

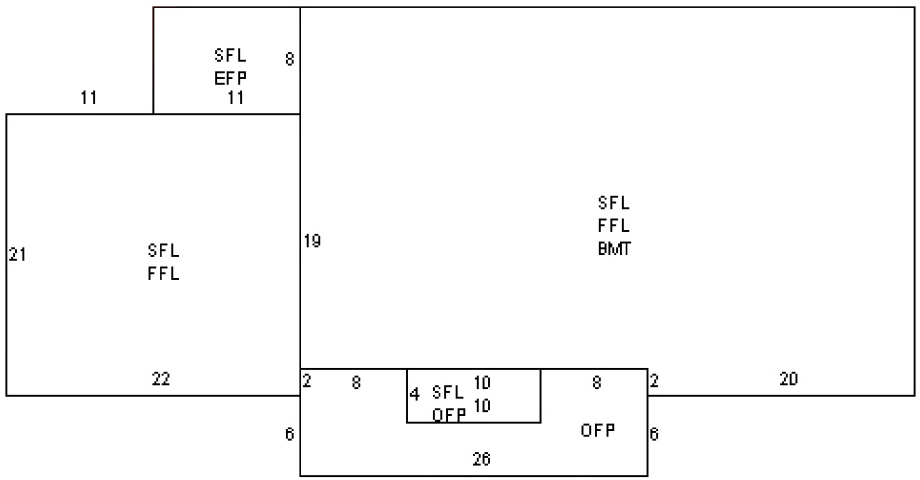
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	129.29
Special Features:	0	Val/Su Net:	126.97
Final Total:	659500	Val/Su SzAd	182.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,872	117.540	220,026
FFL	First Floor	1,744	117.540	204,981
BMT	Basement	1,282	60.650	77,751
OFP	Open Porch	208	24.430	5,081
EFP	Enclos Porch	88	58.160	5,118

Net Sketched Area:	5,194	Total:	512,957
Size Ad	3616	Gross Are	5194	FinArea	4385
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 103.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
10	Pool-Conc.	D	Y	1	19X33	V	VG	2005	29.90	T	5.6	101			17,700			17,700
2	Frame Shed	D	Y	1	6X10	V	VG	2005	0.00	T	5.6	101						
19	Patio	D	Y	1	8X21	V	VG	2005	6.72	T	5.6	101			1,100			1,100

More:	N	Total Yard Items:	18,800	Total Special Featues:		Total:	18,800